

215 Bolton Road
Hawkshaw
Bury. BL8 4JN

Green Belt Statement

The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open.

The extension or alteration of a building is permissible provided that it does not result in disproportionate additions over and above the size of the original building and does not have a greater impact on the openness of the Green Belt than the existing development.

History

This property was built as a pair of semi-detached houses situated within the village of Hawkshaw, Ramsbottom. Due to these houses being constructed on a sloping site they are two story at the front and three story at the rear of the properties. The properties when built were outside the greenbelt areas.

From local knowledge it is believed that the owner at the time was a lecturer in Architecture at a University, as part of the course the students were invited to design and build an extension to his house namely 215 Bolton Road, Hawkshaw.

The design of the side extension forming the garage and art studio is most unusual as it incorporated a steel frame structure to support a steel frame and glass building at first floor level that was to be the art studio. The rear lower ground floor section was stepped down with a covered stairs and three storage areas.

(See photographs below)



After the construction, the second floor steel and glass structure proved to be a problem to keep the living temperature, too hot in the summertime and very cold in the wintertime. In an attempt to stem the heat in the summer the glass was painted brown. The garage is too small in width for modern day cars as it does not allow for the doors to open.

The village of Hawkshaw was within the Ramsbottom Urban District Council boundaries until the boundary changes in 1974 when Hawkshaw was transferred into Bury M. B.C.

Green Belt

These properties are situated within the village of Hawkshaw within a mixed street scene of properties that include large detached houses, a converted mill into three story flats, bungalows and a school. The front of the building is already in a built up environment, the rear of the properties have an open aspect over the fields and open countryside.

Special Circumstances

It is felt that due to the un-conventional design and construction of the existing building that special circumstances do exist to allow the existing side extension to be demolished and replaced with a more conventional constructed building in order to comply with the current building regulations 2022. The previous extensions were carried out well before this property was taken into the green belt area.

The proposed replacement extension forming the garage and first floor extension will only be 1.105m wider than the existing and will not affect the openness of the countryside or result in urban sprawl within the area.

Volume Calculations

Set out below are the volume calculations broken down into the various elements of the structure;

The existing building volume as originally built = 304.55 cub/m³

Previous extensions to the property = 154.451 cub/m³

Total existing = 459.000 cub/m³

PROPOSED

Existing 459.000 cub/m³

To be demolished 105.287 cub/m²

Leaving 353.713 cub/m² as existing

New extension as proposed: 233.447 cub/m³

Total volume of the existing and the proposed extension is 587.160 cub/m³